

JERSEY CITY PLANNING BOARD

PUBLIC NOTICE VIRTUAL MEETING

In accordance with N.J.S.A 10:4-12, the “Open Public Meetings Act,” you are hereby notified of a Virtual Meeting of the Jersey City Planning Board on the date and time of September 22, 2020 at 5:30 pm.

ADVISORIES

This meeting will be conducted by electronic means in accordance with the “Senator Byron M. Baer Open Public Meetings Act” of 2020, which explicitly permits a public body to conduct a meeting electronically during a state of emergency. Governor Murphy issued Executive Orders 103 and 107 declaring a “Public Health Emergency and State of Emergency” and directing residents to quarantine and practice social distancing.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org.

No new matter involving an applicant will be started after 11PM. At 10PM the Board Chair will decide and advise applicants whether they will be heard. If an applicant cannot be heard because of the lateness of the hour, the matter will be carried over to the next regularly scheduled meeting with preservation of notice.

The Board Chair may change the order in which the agenda items are called.

VIRTUAL MEETING ACCESS AND PARTICIPATION INSTRUCTIONS

The Jersey City Planning Board is utilizing the Zoom service to conduct regular meetings in compliance with the New Jersey Open Public Meetings Act.

JOIN VIRTUAL MEETING

click link above at the scheduled date and time of this meeting

If you wish to **participate** during the public comment portion of an agenda item, then you must:

- Join the meeting using Zoom: <https://us02web.zoom.us/j/85853272711>
- When the Public Comment portion of a case you wish to speak on is opened to the public, you as an attendee must then click the “raise hand” button in order to indicate to the Board Chair or Secretary that you wish to speak. If you called in, you may use *9 to raise your hand.
- After clicking “raise hand” listen for your name, phone number or other ID, given to you during login. Permissions to speak will be then granted to you and you must be sworn in before you can give comments.
- The Board will determine how long each commenter will speak, and when your time expires your microphone will be muted.
- You cannot participate in public comment unless you are attending the virtual meeting through Zoom.

You may also call in to access the meeting. All public users calling in must use +1 301 715 8592 or +1 312 626 6799, and Webinar ID: 858 5327 2711.

All microphones of public users will be muted, except as set forth above during the public comment portion of each agenda item.

You can test out the functionality of Zoom, including speaker/microphone on your computer or other internet connected device at <https://zoom.us/test>.

Any questions can be directed to the City Planning main line during business hours at 201-547-5010 or via email at cityplanning@jcnj.org. Staff will not be available by phone or in the office during the virtual meeting. You can find more information available at jerseycitynj.gov/planning.

ACCESS DIGITAL PLANS AND APPLICATION MATERIALS

To access and download digital plans, agendas have hyperlinks to where you can find digital plans, reports and other materials for all applications to be presented. Within the agenda, click on a link for the case you wish to review. See links below. Alternatively, you can search by address or case number to review digital plans at the Jersey City Data Portal.

AGENDA

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business
7. New Business
8. [Case: P20-097](#)
For: Minor Subdivision
Address: 151 West Side Avenue
Applicant: New Jersey City University
Review Planner: Matt Ward, AICP, PP
Attorney: Jen Mazawey
Block/Lot: 26101/2 and 21902/6
Zone: NJCU West Campus Redevelopment Plan
Description: Subdivision to divide Block 26101 Lot 2 into two lots to effectuate NJCU purchase from an adjacent owner to facilitate development of Gothic Knights Road. Also, subdivision of Block 21902 Lot 6 to effectuate later transfer of public ROW on West Side Avenue to the City.
CARRIED FROM 9/8/2020 MEETING WITH PRESERVATION OF NOTICE.
9. [Case: P20-056](#)
For: Preliminary and Final Major Site Plan
Address: 30 River Court
Applicant: T.A. Pool, LLC
Review Planner: Cameron Black, AICP, PP
Attorney: Maria P. Vallejo, Esq.
Block: 7302
Lot: 33, 34, 44, 45, 46, and 58
Zone: Newport RDP
Description: Reconfiguration of a roundabout with swimming pool, sidewalk, landscaping and road improvements.
CARRIED FROM 9/8/2020 MEETING WITH PRESERVATION OF NOTICE
10. [Case: P20-059](#)
For: Minor Site Plan Amendment
Address: 67 Virginia Avenue
Applicant: Kontos Construction Co LTD
Review Planner: Erica Baptiste
Attorney: Chris J Murphy, Esq.
Block: 22102
Lot: 43
Zone: Jackson Hill Redevelopment Plan – Zone 1, Neighborhood Mixed Use
Description: Proposal to amend approved Case No. P19-133 to develop a 4-story (48') residential building with four (4) 3-bedroom units.
CARRIED FROM 9/8/2020 MEETING
11. [Case: P20-065](#)
For: Minor Site Plan
Address: 102-104 Ege Avenue
Applicant: Vincent Priore
Review Planner: Timothy Krehel, AICP PP
Attorney: Tova Lutz, Esq.
Block: 21102
Lot: 60, 61
Zone: Jackson Hill Redevelopment
Description: Proposed construction of two (2) 2-family homes on vacant lots.
Variance(s): Max Lot Coverage, Max Building Height, Min Rear Yard Setback

CARRIED FROM 9/8/2020 MEETING WITH PRESERVATION OF NOTICE.

12. [Case: P19-157](#)

For: Preliminary/Final Major Site Plan

Address: 648 Montgomery Street

Applicant: Surinder & Sherry Singh

Review Planner: Timothy Krehel, AICP, PP

Attorney: Gerard D. Pizzillo

Block: 13502

Lot: 25

Zone: NC (Neighborhood Commercial)

Description: Applicant is seeking to adaptively re-use existing two (2) story structure with ground floor commercial and one residential dwelling unit and adding an additional (2) stories to create a four (4) story mixed-use building with ground floor commercial space, six (6) residential units and rooftop amenity space.

Variances: Rear Yard Setback

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13. [Case: P19-182](#)

For: Preliminary and Final Major Site Plan with Variances

Address: 302 Morris Pesin Drive

Applicant: Liberty Storage LLC

Review Planner: Mallory Clark-Sokolov, AICP

Attorney: Charles Harrington, Esq.

Block: 24304

Lot: 7

Zone: Liberty Harbor Redevelopment Plan

Description: Proposed hotel and conference center use

Variances: Parking garage visibility, parking area fronting on street, outdoor parking, loading area screening, off site lighting, minimum property size, minimum room count and minimum light intensity.

CARRIED FROM 9/8/2020 MEETING

14. Case: [P20-005](#)

For: Preliminary and Final Major Site Plan with Variances

Address: 401-405 Whiton Street

Applicant: 40135 Whiton LLC

Review Planner: Mallory Clark-Sokolov, AICP

Attorney: Heather Kumer, Esq.

Block: 17506

Lot: 8,9,10

Zone: Lafayette Park Redevelopment Zone

Description: Eight story multifamily structure with 49 residential units, including 8 affordable, and 11 on-site parking spaces

Variances: rear yard setback, building coverage

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15. [Case: P20-022](#)

For: Preliminary and Final Major Site Plan with Variances

Address: 405 Route 440

Applicant: Leontarakis JC-440 Real Estate, LLC

Review Planner: Mallory Clark-Sokolov, AICP

Attorney: Heather Kumer, Esq.

Block: 24602

Lot: 1

Zone: Waterfront Planned Development

Description: Demolition of existing Diner and construction of eight story, 158 unit structure with 108 on-site car parking spaces

Variances: Rooftop appurtenance setback, floor to ceiling height for parking level with residential wrapper

CARRIED FROM 9/8/2020 MEETING WITH PRESERVATION OF NOTICE

16. [Case: P19-185](#)

For: Preliminary and Final Major Site Plan with Variance

Address: 266 Webster Avenue

Applicant: 266 Webster LLC

Review Planner: Mallory Clark-Sokolov, AICP

Attorney: Patrick Conlon, Esq

Block: 2306

Lot: 21

Zone: Webster Ave RDP

Description: demolition of existing structure and construction of a four story, 2-family building

CARRIED FROM 9/8/2020 MEETING WITH PRESERVATION OF NOTICE.

17. [Case: P20-005](#)

For: Preliminary and Final Major Site Plan Amendment

Address: 408-410 Whiton Street and 309-311 Pine Street

Applicant: 408 Whiton Plaza and 309 Pine Plaza, LLC

Review Planner: Mallory Clark-Sokolov, AICP

Attorney: Charles Harrington, Esq

Block: 17505

Lot: 9.01, 16

Zone: Morris Canal RDP, TOD North District

Description: Amendment to façade materials and internal layout of 8 story, 56 unit building with 13 parking spaces

Variances: Drive Aisle Width (under original approval – no change)

CARRIED FROM 9/8/2020 MEETING WITH PRESERVATION OF NOTICE.

18. [Case: P20-063](#)

For: Administrative Amendment

Address: 2955 Kennedy Boulevard

Applicant: Hartz Mountain Industries, Inc

Review Planner: Timothy Krehel PP, AICP

Attorney: Charles J. Harrington, III

Block: 9403

Lot: 15 (C0002)

Zone: Journal Square 2060 Redevelopment Plan

Description: Administrative amendment to convert ground floor retail space to tenant amenity space.

19. [Case: P19-187](#)

For: Preliminary Major Site Plan Amendment, Preliminary and Final Major Site Plan

Address: 316 15th St, 325 15th St, 326 15th St, Monmouth St, 15th St, and 239 Coles St

Applicant: Emerson Leasing Co., II, III, and IV, LLC

Review Planner: Matt Ward PP, AICP

Attorney: George Garcia

Block/Lots: 6903/1.01, 1.02, 2.01, 3.02, 3.03, 3.04, 4 and 7002/1

Zone: Jersey Avenue Park Redevelopment Plan

Description: Proposed amendments and site plan for phases II, III and IV of the Emerson Lofts development as it relates to previously approved preliminary approvals including permissible increases to parking and unit count, façade and floor plan changes, changes to phasing of the project and community benefits, inclusion of Emerson Park and relocation of utilities. Phases II, III and IV combined include 749 dwelling units, roughly 19,000 square feet of retail, 202 off-street parking spaces and 7 loading spaces.

TO BE CARRIED TO 9/29/2020 SPECIAL MEETING WITH PRESERVATION OF NOTICE.

20. Memorialization of Resolutions

21. Executive Session, as needed, to discuss litigation, personnel or other matters

22. Adjournment

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD